



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Monday, January 14, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Monday, January 14, 2013 at 10:00 a.m. in Room 113,  
State Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Executive Director

Attachment

**STATE PUBLIC WORKS BOARD**

**Monday**  
**January 14, 2013**  
**10:00 a.m.**  
**Room 113**

State Capitol  
Sacramento, California

- I.** Roll Call
- II.** Approval of minutes from the December 14, 2012 meeting
- III.** Consent Items Page 3
- IV.** Action Items Page 27
- V.** Other Business Page 30
- VI.** Reportables Page 31

## CONSENT ITEMS

### CONSENT ITEM—1

**DEPARTMENT OF MOTOR VEHICLES (2740)  
GRASS VALLEY FIELD OFFICE REPLACEMENT  
NEVADA COUNTY**

*Authority: Chapter 33, Statutes of 2011, Item 2740-301-0044 (1)  
Chapters 21 and 29, Statutes of 2012, Item 2740-301-0044 (1)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Motor Vehicles  
Grass Valley Field Office Replacement  
Nevada County

Action Requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**The project is within scope.** The project includes construction of a 7,583 gsf full-service Department of Motor Vehicles (DMV) Field Office. The project also includes site work, utilities, paving, curbs, signage, landscaping irrigation, fencing, gates, trash enclosure, site drainage, site lighting, communications, and all associated requirements to complete construction of the facility. This project includes the construction of a new DMV facility followed by the demolition of the old structure. The site is large enough to complete the new building while keeping the existing building operational, thus avoiding the extra cost associated with acquiring temporary swing space during construction.

Funding and Cost Verification

**This project is within cost.** There are anticipated project savings of \$355,000 as the change in the CCCI since project approval has been less than the estimated annual 5 percent escalation.

\$ 7,687,000 total authorized project costs

\$ 7,332,000 total estimated project costs

\$ 648,000 project costs previously allocated: \$648,000 preliminary plans

\$ 6,684,000 project costs to be allocated: \$526,000 working drawings, \$6,158,000 construction (\$4,819,000 contract, \$241,000 contingency, \$446,000 A&E, and \$652,000 other project costs)

\$ 355,000 anticipated project savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on October 23, 2012, and the 30-day statutes of limitation period expired on November 22, 2012, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on October 30, 2012, and no issues that would adversely affect the quiet use and enjoyment of the project were identified. However, the California Highway Patrol (CHP) currently owns this facility and occupies it jointly with DMV. A Transfer of Jurisdiction from CHP to DMV will take place prior to the completion of working drawings as CHP anticipates vacating their portion of the facility in March 2013.

#### Project Schedule

Approve preliminary plans	January 2013
Complete working drawings	November 2013
Start construction	June 2014
Complete construction	September 2015

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF PARKS AND RECREATION (3790)  
DONNER MEMORIAL STATE PARK  
ENHANCE MUSEUM EXHIBITS  
NEVADA COUNTY

*Authority: Chapter 33, Statutes of 2011, Item 3790-301-6051 (4), as reappropriated by the  
Budget Act of 2012  
Chapters 21 and 29, Statutes of 2012, Item 3790-301-6051 (2)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Parks and Recreation  
Donner Memorial State Park  
Enhance Museum Exhibits  
Nevada County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will provide interpretive exhibit enhancements for the new museum building at Donner Memorial State Park. The project includes the planning, design, fabrication, and installation of exhibit components within the lobby and main exhibit hall.

#### Funding and Cost Verification

**This project is within cost.**

\$1,050,000 total authorized project costs

\$1,050,000 total estimated project cost

\$ 169,000 project costs previously allocated: preliminary plans

\$ 881,000 project costs to be allocated: \$463,000 working drawings and \$418,000 construction (agency retained items)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 6, 2006, and the 30-day statutes of limitation period expired on May 6, 2006, without challenge.

### Real Estate Due Diligence

Parks has indicated that it has owned the project site since 1955 and has not identified any issues with title that would adversely affect the quiet use and enjoyment of the project.

### Project Schedule

Approve preliminary plans	January 2013
Complete working drawings	July 2013
Start construction	November 2013
Complete construction	June 2014

**Staff Recommendation:**     **Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF PARKS AND RECREATION (3790)  
SILVERWOOD LAKE STATE RECREATION AREA  
NATURE CENTER EXHIBITS  
SAN BERNARDINO COUNTY

*Authority: Chapter 1, Statutes of 2009-10 3<sup>rd</sup> Ex. Sess., as revised by Chapter 1, Statutes of 2009-10 4<sup>th</sup> Ex. Sess., Item 3790-301-6051 (8), as reappropriated by the Budget Act of 2012  
Chapter 712, Statutes of 2010, Item 3790-301-6051 (5), as reappropriated by the Budget Act of 2012*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Parks and Recreation  
Silverwood Lake State Recreation Area  
Nature Center Exhibits  
San Bernardino County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will provide new interpretive, educational, and informational exhibits for the recently constructed Nature/Visitor Center building and surrounding site at Silverwood Lake State Recreation Area. The project includes interpretive planning, and the design, fabrication, and installation of exhibits. This will allow the Department of Parks and Recreation (Parks) to meet visitor needs and expectations for interpretive and education standards.

### Funding and Cost Verification

**This project is within cost.**

\$1,207,000 total authorized project costs

\$1,207,000 total estimated project costs

\$ 232,000 project costs previously allocated: preliminary plans

\$ 975,000 project costs to be allocated: \$148,000 working drawings, \$817,000 construction (agency retained items), and \$10,000 equipment

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 15, 2012, and the 35-day statutes of limitation period expired on September 21, 2012, without challenge.

### Project Schedule

Approve preliminary plans	January 2013
Complete working drawings	July 2013
Start construction	October 2013
Complete construction	October 2014

### Due Diligence Status

Parks has indicated that it has owned the project site since 1977, and has not identified any issues with title that would adversely affect the quiet use and enjoyment of the project.

**Staff Recommendation:     Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—4

**DEPARTMENT OF PARKS AND RECREATION (3790)  
PRAIRIE CITY STATE VEHICLE RECREATION AREA, BARTON RANCH  
SACRAMENTO COUNTY**

DPR Parcel Number 016493-88, DGS Parcel Number 10772

*Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263 (4)*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Parks and Recreation  
Prairie City State Vehicle Recreation Area, Barton Ranch  
Sacramento County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection of approximately 68 acres of land to be used primarily for runoff and sediment mitigation and control purposes. The unimproved subject property is located south of the Prairie City State Vehicle Recreation Area (SVRA), in Sacramento County.

#### Funding and Cost Verification

**This project is within cost.** The Budget Act of 2010 appropriated \$2,000,000 for Department of Parks and Recreation's (Parks) Off-Highway Vehicle Division studies and acquisitions. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

#### CEQA

A Mitigated Negative Declaration was filed with the State Clearinghouse on October 2, 2012, and the 35-day statutes of limitation expired on November 6, 2012, without challenge.

## Project Schedule

Close of escrow

March 2013

## Condition of Property

In March 2012, a Phase I Environmental Site Assessment (ESA) was completed for the 68-acre parcel. The purpose of the Phase I ESA was to identify potential recognized environmental conditions (RECs) and historical RECs. The Phase I ESA indicated the presence of low levels of trichloroethylene (TCE) in groundwater and low levels of nitrate in the surface water on the Prairie City SVRA (formerly the Aerojet Area 39) property, which borders the subject property to the north and west. The TCE and nitrate levels are lower than the maximum contaminant level set by the California Department of Public Health, however, it was recommended that Parks continue to monitor reports that are related to the status of surface water and groundwater, and take any corrective action that Aerojet may propose. The ESA revealed no evidence of RECs or historical RECs in connection with the subject property itself, and notes that no further investigation of the property appears to be warranted at this time. Parks has agreed to continue monitoring contaminant levels; under current law and by agreement Aerojet will be responsible for the costs of any remedial or corrective efforts.

## Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS-approved appraisal.
- The seller has requested that as part of the transaction that an Agreement and Grant of Easement be negotiated at fair market value during the acquisition phase between the state and the seller of the subject property granting the seller an approximate 22-acre private roadway easement on existing Prairie City SVRA property for construction of a haul road between mining facilities to be developed east of the SVRA and processing facilities to the west of the SVRA.
- The value of the easement will be used to offset the purchase price of the property. Parks has indicated that the easement will not interfere with park activities, and that it will be used to provide additional access to the park during park events, as well as provide increased access for emergency services to parts of the SVRA.
- Parks is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Relocation assistance will not be required.
- Additional resources will not be required to operate this property.

**Staff Recommendation:**      **Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CENTRAL CALIFORNIA WOMEN'S FACILITY  
MADERA COUNTY

*Authority:* Section 13 (b) of Chapter 1393, Statutes of 1986  
Section 3 of Chapter 1056, Statutes of 1987

**Consider authorizing the execution of a Termination of Facility Lease agreement between the Board and the Department of Corrections and Rehabilitation related to the 1990A and 1993A Bonds**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Central California Women's Facility  
Madera County

#### Action Requested

**If approved, the requested action would authorize the execution of a Termination of Facility Lease agreement between the Board and the Department of Corrections and Rehabilitation related to the 1990A and 1993A Bonds.**

#### Background Information

The issuance of lease revenue bonds to finance this project was authorized by Section 3 of Chapter 1056, Statutes of 1987. This project was financed and refinanced by the Boards 1990 Series A bonds and 1993 Series A refunding bonds. Board staff has received confirmation from both the Department of General Services accounting office and the State Treasurer's Office that all debt obligations associated with the bonds sold for this project have been paid in full. The Facility Lease has terminated and been discharged in accordance with its terms with the final repayment of all associated debt obligations. The purpose of this action is to provide recorded notice of termination of the Facility Lease and to remove evidence of the Facility from the title to the property.

**Staff Recommendation:** Authorize the execution of a Termination of Facility Lease agreement between the Board and the Department of Corrections and Rehabilitation related to the 1990A and 1993A Bonds.

## CONSENT ITEMS

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
KINGS COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider establishing scope, cost and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
Jail Project  
Kings County

#### Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

#### Scope Description

This project will design and construct renovations to and an expansion of the existing county jail located in the city of Hanford on approximately four acres of the greater 15± acres of county owned land. The expansion will create approximately 68,000 square feet of additional new housing, treatment, and program space for approximately 252 inmates.

The new medium and maximum security housing unit will be a two-story building with 8 housing pods—6 housing pods containing a combined total of approximately 144 double-cell beds and 2 housing pods containing a combined total of approximately 96 dormitory beds. All housing pods will contain a dayroom and adjacent program space. A new recreation yard will also be constructed. The two-story building will be constructed primarily using steel and concrete for long-term durability.

The expansion will include a new medical infirmary to provide space for medical, dental, and mental health treatment and will provide approximately 12 infirmary/special use beds. In addition, the expansion will include, but is not limited to, new security and intake/booking space, administrative space, a warming kitchen, warehouse space, a central plant, laundry, and program space for rehabilitative, self-help, religion, and education programs.

The new and expanded buildings will be dependent upon the existing facility for several core operational components, including release, transportation, visiting, administration and staff support facilities.

Renovation will consist of minor alteration to approximately 2,000 square feet of the existing county jail. These alterations will include the addition of an elevator, relocating a dental exam chair to the new medical suite, relocating food preparation equipment from the existing preparation kitchen to the existing laundry space, relocating laundry equipment to the new laundry space, and constructing multiple door openings in the existing walls for access from existing building to the new jail space.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems. In addition, there will be secure fencing surrounding the facility to provide grounds security.

#### Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$33,000,000 from this appropriation to Kings County for this project. This action would allocate \$33,000,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete design and construction for this project.

\$ 41,581,000	total estimated project cost
\$ 33,000,000	state funds to be allocated: \$514,000 preliminary plans, \$1,469,000 working drawings, \$31,017,000 construction (\$27,493,000 contract, \$1,706,000 contingency, \$533,000 A&E, \$1,285,000 other project costs)
\$ 8,581,000	local funds to be allocated: \$836,000 preliminary plans, \$432,000 working drawings, \$7,313,000 construction (\$1,230,000 contract, \$305,000 contingency, \$365,000 A&E, \$550,000 other project costs, \$4,863,000 agency retained)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 24, 2002, and the 30-day statutes of limitation expired on July 23, 2002, without challenge. This CEQA documentation will need to be reviewed for any updates that may be necessary.

#### Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	June 2013
Complete working drawings	January 2014
Start construction	November 2014
Construction complete	May 2016

**Staff Recommendation:**     **Establish scope, cost, and schedule.**

## CONSENT ITEMS

### CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA STATE PRISON, LOS ANGELES COUNTY  
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE  
LOS ANGELES COUNTY

*Authority: Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code*

Consider recognizing:

- a) scope change
- b) revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
California State Prison, Los Angeles County  
Enhanced Outpatient Program Treatment and Office Space  
Los Angeles County

#### Action Requested

**If approved, the requested action will recognize a scope change and revised project costs.**

#### Scope Description

**This project is not within scope.** The Enhanced Outpatient Program Treatment and Office Space project was included in the CDCR Division of Correctional Health Care Services August 2007 Supplemental Mental Health Bed Plan approved by the *Coleman* Court in October 2007. This project provides a new 14,260 square feet single-story standalone building located in the Facility D yard at the California State Prison, Los Angeles County. This new mental health building includes individual and group therapy rooms; administrative office space for clinicians, support staff, custody staff, and correctional counselors; an Interdisciplinary Treatment Team room; a waiting room; staff and inmate restrooms; interview rooms; a conference room; a work/copy/mail room; and a staff break room. This building does not include any new housing, but, as authorized, it would provide adequate treatment and office space to support up to 150 General Population (GP) Enhanced Outpatient Program (EOP) inmate-patients in existing housing units.

CDCR is currently requesting a scope change for this project in response to analysis completed in April 2012 regarding the impact of the 2011 criminal justice realignment on the male mental health population. Based on new EOP population estimates, CDCR is proposing to adjust the Project's scope to provide adequate treatment and office space to support approximately 100 Administrative Segregation Unit (ASU) EOP inmate-patients in the existing housing units in lieu of the Project's original scope to support approximately 150 GP EOP inmate-patients. Housing a GP EOP population is no longer necessary based on the April 2012 analysis. This request is consistent with the blueprint document CDCR released in April 2012 and the revised Long-Range Mental Health Plan approved by the *Coleman* Court.

The revised scope will still necessitate utilization of the entire new building for the ASU EOP population. However, some modifications are necessary to meet security requirements for ASU inmate-patients. The existing multi-occupant inmate-patient toilets will need to be converted into two single occupant toilets. Two concrete masonry walls and the concrete ceiling enclosing the current waiting room will need to be demolished in order to accommodate access to the second inmate-patient toilet. An existing office will be partially demolished to open up an inmate holding alcove that will accommodate six to eight holding modules adjacent to the custody station to maximize inmate observation. Three of the rooms previously intended for staff offices will now be utilized as interview rooms.

Therapeutic treatment modules will also be installed in a number of rooms to provide the appropriate level of security. Six group rooms will need to be equipped with therapeutic treatment modules, including one wheelchair accessible treatment module in each of these rooms. The Interdisciplinary Treatment Team room will also be equipped with a wheelchair accessible treatment module. A therapeutic treatment module will be added to fourteen of the clinicians' offices in order to conduct individual treatment sessions. And four interview rooms will also be equipped with a therapeutic treatment module, two of which will be wheelchair accessible. In addition, the proposed scope change includes the design and construction of 20 Small Management Exercise Yards to be located behind housing unit D-5 to support individual yard time requirements for ASU EOP inmates as defined by title 15, section 3343(h) of the California Code of Regulations. Based on a new estimate prepared in association with this scope change, the current total estimated project cost is \$13,041,000, an increase of \$1,551,000 from the previously recognized total project cost.

On December 12, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

#### Funding and Cost Verification

**This project is not within cost.** On July 14, 2009, the State Public Works Board took an action allocating \$15,096,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction of this project. A revised project cost estimate of \$11,490,000 was prepared in association with the completion of working drawings and the determination to use Inmate/Ward Labor resources to complete construction and was approved by the Board on January 14, 2011.

A new project cost estimate was prepared in response to CDCR's April 2012 analysis. Based on this new estimate, the current total estimated project cost is \$13,041,000, which is an increase of \$1,551,000. This action will recognize these revised project costs as detailed below. This project is being financed with proceeds from the Board's 2010 Series A bonds.

\$11,490,000 total authorized project costs  
\$13,041,000 total estimated project cost  
\$11,490,000 project costs previously allocated: \$689,000 preliminary plans, \$727,000 working drawings, \$10,074,000 construction (\$7,948,000 contract, \$397,000 contingency, \$120,000 A&E, \$363,000 other project costs, and \$1,246,000 agency retained items)  
\$ 1,551,000 project cost increase: \$1,551,000 construction (\$1,154,000 contracts, \$58,000 contingency, \$260,000 A&E, \$78,000 other project costs, and \$1,000 agency retained)

#### CEQA

A Notice of Exemption for the original project was filed with the State Clearinghouse on August 5, 2009, and the statutes of limitation expired on September 9, 2009, without challenge.

A revised Notice of Exemption was filed with the State Clearinghouse on August 29, 2012, and the statutes of limitation expired on October 4, 2012, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on May 25, 2010, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	July 2010
Complete working drawings	January 2011
Start construction	January 2011
Complete construction	August 2013

**Staff Recommendation:** Recognize a scope change and revised project costs.

## CONSENT ITEMS

### CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
SANTA BARBARA COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation  
Jail Project  
Santa Barbara County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** This project will design and construct approximately 139,000 square feet (sf) of housing, treatment, and program space on approximately 6 acres of the greater 50± acres of county owned land in the city of Santa Maria. The project will include one new building constructed primarily of steel and concrete for long-term durability. This building will house both male and female inmates in a mix of medium and maximum security, and will include special use beds for mental health and medical purposes. It will also include space for all core operational functions.

The housing space will consist of approximately 344 beds in three types of units. A general population housing unit will provide approximately 16 administrative segregation beds and 64 general population beds. A direct supervision housing unit will have approximately 72 beds and an indirect supervision housing unit will be subdivided into a podular configuration with approximately 192 beds. The direct supervision unit and general population unit will also include space for an officer's station, storage, multipurpose room, recreation yard, dayroom, interview area, laundry, dental, exam area, and staff restroom. The indirect supervision unit will be rated medium or maximum security and will include a multipurpose room, an exercise yard, and a central control area. Each pod will contain its own dayroom. The medical/mental health housing will include approximately 32 special use beds for mental health and medical purposes.

The new jail will include appropriate treatment, program, and support services space for, but be not limited to, health care services, intake and release, vocational and industrial training, food preparation, laundry, transportation, maintenance, visitation, administrative and staff support space, and records storage.

This project will include, but not be limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; and approximately 150 parking spaces for staff and visitors. In addition, there will be secure fencing surrounding the facility to provide grounds security.

#### Funding and Project Cost Verification

**This project is within cost.** On December 14, 2012, the Board took an action allocating \$80,000,000 of the \$774,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project. Subsequent to that action it was determined there was a miscalculation in the previously approved project costs. This technical error has now been corrected, resulting in decreased estimated costs to the county and a reallocation of state funding within the previously authorized amount. This action will recognize these revised costs as shown below.

\$ 90,027,000	total authorized project cost
\$ 89,258,000	total estimated project costs
\$ 80,000,000	state funds previously allocated: \$543,000 preliminary plans, \$2,206,000 working drawings, \$77,251,000 construction (\$65,417,000 contract, \$3,565,000 contingency, \$2,714,000 A/E, \$5,555,000 other project costs)
\$ 10,027,000	local funds previously allocated: \$1,002,000 acquisition, \$381,000 preliminary plans, \$883,000 working drawings, \$7,761,000 construction (\$2,566,000 contract, \$1,534,000 contingency, \$3,661,000 other project costs)
\$ 0	state funds to be allocated: construction (a decrease of \$1,247,000 contract, and an increase of \$766,000 contingency and \$481,000 other project costs)
\$ 769,000	local funds decrease: \$769,000 construction (an increase of \$531,000 contract, and a decrease of \$820,000 contingency and \$480,000 other project costs)

#### CEQA

A Notice of Determination was filed with the Santa Barbara County Clerk's Office on March 30, 1998, October 22, 1998, and December 7, 2011. The 30-day statutes of limitation for each expired on April 29, 1998, November 21, 1998, and January 6, 2012, respectively, without challenge.

#### Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	April 2015
Start construction	September 2015
Complete construction	February 2018

**Staff Recommendation:**     **Recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—9

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
DENTAL FACILITY IMPROVEMENTS, PHASE III  
VARIOUS COUNTIES**

*Authority: Section 28 (a) of Chapter 7, Statutes of 2007  
Section 7050 of the Penal Code*

**Consider recognizing:**

- a) **scope change**
- b) **revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—9

**Department of Corrections and Rehabilitation  
Dental Facility Improvements, Phase III  
Various Counties**

Action Requested

**If approved, the requested action will recognize a scope change and revised project costs.**

Scope Description

**This project is not within scope.** This project is the third of three phases to ensure dental clinics at existing adult institutions statewide meet constitutional minimum standards and address deficiencies recognized by the Perez court. As established by the Board, Phase III would improve clinics at seven institutions: Avenal State Prison (Kings County), Central California Women's Facility (Madera County), California Institution for Men (San Bernardino County), Corcoran State Prison (Kings County), Pelican Bay State Prison (Del Norte County), Richard J. Donovan Correctional Facility (San Diego County), and Valley State Prison (formerly Valley State Prison for Women) (Madera County).

The approved scope includes modifications necessary to address infection control situations, efficiency, and safety/security issues, and the availability of timely and adequate dental services in prison dental clinics. Improvements include converting office space into sterilization areas, increasing electrical capacity, increasing counter space and enlarging storage areas, and removing or constructing walls and reconfiguring dental chairs to meet industry standards. It is anticipated construction of Phase III will start in May 2013 and will be completed in May 2014.

The CDCR is currently requesting a scope change to remove a portion of the dental clinic improvements planned for California Institution for Men (CIM) and Richard J. Donovan Correctional Facility (RJD).

As established by the Board, the scope at CIM included improvements at the West Facility Hub, Central Facility, East Facility, West Facility and the Minimum Support Facility. The West Facility Hub was utilized at CIM for medical, mental health and dental screening for reception center inmates as they are first received at CIM. Due to the ongoing implementation of public safety realignment as authorized in Assembly Bill 109 (Chapter 15, Statutes of 2011), the volume of reception center intake has been significantly reduced. This reduced intake will allow medical, mental health and dental screening of reception center inmates to be co-located with the existing health care clinic space in the Central Facility at CIM. For this reason, dental clinic improvements are no longer necessary at the West Facility Hub at CIM. The anticipated savings for this portion of the project is \$377,000.

Also as established by the Board, the scope at RJD included improvements at the Reception Center clinic and in the dental clinics at Facility 1, 2, 3 and 4. Due to the ongoing implementation of public safety realignment as authorized in Assembly Bill 109 (Chapter 15, Statutes of 2011), the volume of reception center intake statewide has been significantly reduced. The current mission of RJD includes both a Reception Center as well as general population level 3 and 4 inmates. Due to the reduced need for reception center processing, CDCR will end the reception center mission at RJD. For this reason, the dental clinic improvements are no longer necessary in the Reception Center clinic, which will no longer be in operation. The anticipated savings for this portion of the project is \$239,000.

On November 29, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

#### Funding and Cost Verification

**This project is not within cost.** Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(3) of the Penal Code further provides this appropriation may be used for the design and construction of dental infrastructure improvements at state prison facilities.

On July 16, 2012, the Board established the scope, cost, and schedule of this project and allocated \$8,100,000 from this appropriation to complete design and construction of this project. A new project cost estimate was prepared in association with this scope change request. Based on this new estimate, the current total estimated project cost is \$7,484,000, which is a decrease of \$616,000.

\$8,100,000	total authorized project cost
\$7,484,000	total estimated project costs
\$8,100,000	project costs previously allocated: \$410,000 preliminary plans, \$332,000 working drawings, \$7,358,000 construction (\$4,569,000 contract, \$345,000 contingency, \$999,000 other project costs, \$1,445,000 agency retained items)
\$ 616,000	project cost decrease: \$8,000 preliminary plans, \$8,000 working drawings, \$600,000 construction (\$551,000 contract, \$31,000 contingency, \$18,000 agency retained items)

### CEQA

The appropriate CEQA documentation will be completed for this project during the preliminary plans phase.

### Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions letter will be completed for this project during the preliminary plans phase.

### Project Schedule

Approve preliminary plans	February 2013
Complete working drawings	May 2013
Start construction	May 2013
Complete construction	May 2014

**Staff Recommendation:**      **Recognize a scope change and revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—10

**CALIFORNIA STATE UNIVERSITY (6610)  
CHANNEL ISLANDS  
CLASSROOM/FACULTY OFFICE RENOVATION AND ADDITION  
VENTURA COUNTY**

*Authority: Government Code Section 15809 and 5.11 of the Indenture by  
and between the State Public Works Board and the Treasurer of the State  
of California dated as of April 21, 2010.*

**Consider adopting a Resolution to:**

- a) Authorize the execution of a First Amendment to the Site Lease by and between the Board and the Trustees of the California State University; and**
- b) Authorize the execution of a First Amendment to the Facility Lease by and between the Board and the Trustees of the California State University; and**
- c) Execute other necessary certificates and/or agreements to effectuate the transformation.**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—10

California State University  
Channel Islands  
Classroom/Faculty Office Renovation and Addition  
Ventura County

Action Requested

**The requested action will authorize execution of the First Amendment to the Site Lease and Facility Lease by and between the Board and the Trustees of the California State University as well as other necessary certificates and/or agreements to effectuate the transformation.**

### Background Information

In 2010, the Board issued lease revenue bonds (2010 Series B) to finance the construction of the Classroom/Faculty Office Renovation and Addition on the California State University, Channel Islands campus. At the time the bonds were issued, the Board entered into a Site Lease and a Facility Lease with the California State University.

The property described in the Site Lease and Facility Lease includes the footprint of the Classroom/Faculty Office Renovation and Addition and adjoining areas which altogether total 2.7 acres along the north-westerly corner of the CSUCI campus. The area outside the building footprint consists of campus courtyards and other facilities not essential to the proper maintenance or operation of the Classroom/Faculty Office Renovation and Addition or any part thereof necessary to secure adequate revenues for the payment of interest or principal on the lease revenue bonds. The original site boundary is overly extensive and limits the master planned development of adjoining areas, including the improvements related to the future construction of the West Hall Labs facility.

The proposed First Amendment to the Site Lease and the Facility Lease will delete approximately 0.8 acres that are currently described in the Site Lease and Facility Lease. A certificate and supporting memorandum are on file from the California State University attesting that the 0.8 acres are not essential to the proper maintenance or operation of the Classroom/Faculty Office Renovation and Addition facility. Additionally, the removal of the land will not impact public access to the site or the fair rental value of the facility or require an adjustment to the rental payment.

**Staff Recommendation:**      **Authorize execution of the First Amendment to the Site Lease and Facility Lease as well as other necessary certificates and/or agreements.**

## CONSENT ITEM

### CONSENT ITEM—11

**CALIFORNIA COMMUNITY COLLEGES (6870)  
GAVILAN COMMUNITY COLLEGE DISTRICT, GAVILAN COLLEGE  
REPLACE WATER SUPPLY SYSTEM  
SAN BENITO COUNTY**

*Authority: Chapter 712, Statutes of 2010, Item 6870-303-6049 (1), as reappropriated in the Budget Act of 2012*

**Consider approving preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—11

California Community Colleges  
Gavilan Community College District, Gavilan College  
Replace Water Supply System  
San Benito County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project is to replace the domestic, fire and potable water system which was originally constructed in 1966. Due to several seismic events over the last 46 years, the water tank has lost wall shell ductility, which has caused the bottom tier to buckle and bulge out. This project will build a replacement water system that has two (2) new 669,000 gallon reservoir tanks with a replacement water distribution system that is properly sized to meet the domestic, fire and irrigation demands of the campus.

#### Funding and Project Cost Verification

**This project is within cost.** The Budget Act of 2010 appropriated \$6,590,000 for preliminary plans, working drawings, and construction. The project is 100% state funded.

\$ 6,590,000	total authorized project costs
\$ 6,590,000	total estimated project costs
\$ 332,000	funds previously allocated: \$332,000 preliminary plans
\$ 6,258,000	funds to be allocated: \$289,000 working drawings, \$5,969,000 construction (\$5,328,000 contracts, \$266,000 contingency, and \$375,000 project administration).

### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 25, 2012, and the 30-day statutes of limitation period expired on October 25, 2012, without challenge.

### Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

### Project Schedule

Approve preliminary plans	January 2013
Complete working drawings	May 2013
Start of construction	March 2014
Complete construction	October 2014

**Staff Recommendation:**     **Approve preliminary plans.**

## ACTION ITEMS

### ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
MADERA AND FRESNO COUNTIES**  
356 parcels as listed in Attachment A

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)*

**Consider approving site selection of 356 assessors or railroad parcels in full and/or in part and take all actions in furtherance thereof**

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Madera and Fresno Counties

#### Action Requested

**If approved, the requested action would approve site selection of 356 assessors or railroad parcels in full and/or in part and take all actions in furtherance thereof.**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting at about Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, and two viaducts. The IOS-1 is the first construction phase of the High Speed Rail System (HSRS). The HSRS consists of Phase 1, which would provide 520 miles of the HSRS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.606 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

## Background

The requested action would approve site selection, which would authorize the High Speed Rail Authority (Authority) to begin negotiations with land owners to acquire 356 parcels that would provide a corridor extending approximately 24 miles from Avenue 17 east of the City of Madera to Santa Clara Street in the City of Fresno. The specific sites are listed in Attachment A. These parcels must be acquired in order to commence construction of the IOS-1. Because of the geographical size of the HSRS, the environmental work for the HSRS was divided into ten geographical segments, one of which is Merced to Fresno. The 130 miles of the IOS-1 is broken into four construction packages, with the first construction package further divided into components A, B and C. The first two components, A and B, of Construction Package 1 lie fully within the Merced to Fresno segment. Thus, the 356 parcels that are the subject of this site selection request are those properties that lie both within the Merced to Fresno segment and within the IOS-1.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired.

In order to choose the HSRS preferred alignment and identify the parcels to be acquired, the Authority, in accordance with CEQA and the National Environmental Protection Act (NEPA), has completed and certified both a Program level and Project level Environmental Impact Report/Environmental Impact Statement (EIR/EIS). For the Merced to Fresno segment that is the subject of this site selection, a CEQA Notice of Determination was filed with the State Clearinghouse on May 3, 2012, and the 30-day statutes of limitations period expired on June 2, 2012. For NEPA, the Federal Railroad Administration released a Record of Decision on September 29, 2012.

## Other

- Prior to the expiration of the statutes of limitations period for CEQA, three lawsuits were filed to challenge the Authority's decision to certify the Merced-Fresno EIR. These lawsuits were consolidated into one action for a trial on the merits. This trial is set for April 19, 2013, with the Sacramento Superior Court having 90 days thereafter to render a decision. On November 16, 2012 the Court denied a request from the petitioners for a preliminary injunction that would have halted the project until a final decision was made. The Court found that both the relative balance of harms and the likelihood of success on the merits favored the Authority.
- The Board can authorize site selection while there is outstanding CEQA litigation. Further, delaying this site selection until a court decision is rendered in the Summer of 2013 could delay construction of the project, as the Authority is expecting to receive bids for Construction Package 1, Components A and B on January 18, 2013, with the award five months later. An inability to initiate the acquisition process could delay the start of construction as much work and negotiations with property owners remain before parcels can be acquired. The Authority estimates the cost of delay for Construction Package 1 at approximately \$1 million per month.

- Upon approval of site selection, the Authority anticipates that certain non-complicated parcels will be acquired in the next few months. For those property owners opposed to selling their property interests to the state, the state would need to consider filing eminent domain proceedings. Such proceedings will add a number of months to the acquisition process, by which time the Court's CEQA decision will have been rendered. If the Court concludes that the Authority did not comply with CEQA and that property acquisition should stop while the CEQA matter is corrected, the Court can issue an order halting further property acquisitions.
- Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved as acquired or shortly after acquisition. Over the next six months, the Authority will be conducting additional hazardous materials, archaeological, and biological mitigation surveys and testing to determine if a specific parcel is contaminated or subject to environmentally protected resources.
- On November 6, 2012, the Board adopted a resolution delegating to staff the authority to approve each acquisition transaction that meets specified criteria.

**Staff Recommendation:**      **Approve site selection of 356 assessors or railroad parcels in full and/or in part and take all actions in furtherance thereof.**

## OTHER BUSINESS

**There are no Other Business items.**

## REPORTABLES

**To be presented at the meeting.**